

**LUNENBURG HOUSING AUTHORITY**  
**MINUTES OF THE MONTHLY MEETING**

**May 21, 2015**

Members Present: Elizabeth Murphy, Chair  
Paul Doherty, Member  
Caroline Fortin, Member

Also Present: Peter Proulx, Secretary  
Benjamin Gold, Asst. E.D.  
Denise Ivaldi, Recording Secretary

Members Absent: Deborah A.H. Christen, Vice Chair  
Amaryllis Leet, Member

Resident Participation prior to meeting:

- A resident asked if the lighting system was being changed. She is in Bldg M and called in a work order three weeks ago, light still out.
- A resident stated that the new railing is shaky, referring to the new piece that was added.
- A resident stated that the big light out back is still out; Lakeview Nursery dug a hole, but nothing else was done. *The E.D. stated that the light is owned by Unitil; he would check on it.*
- A resident asked why someone came to look at kitchen cabinets. *The E.D. replied that Simone Early from DHCD and himself were looking for a kitchen modernization project; which is about a year away. The project will include removing carpet in the halls and replacing with VCT flooring.*
- A resident stated there were pine needles in the parking lot out back and on the walkways.
- A resident wanted to know who would be reviewing what is left on the porches and in the halls (referring to Bldgs D & K). *The Chair suggested a memo to residents on spring cleaning time, etc.*

1. The Chair declared a quorum present and opened the meeting at 6:36 p.m.

The E.D. introduced Benjamin Gold, the new Assistant E.D. Ben comes from the Danbury and N. Haven Housing Authorities. He will be heading up the state program process and procurement.

The E.D. took over the meeting as Chair; noting this was the annual meeting and opened the floor for nominations for officers. Paul Doherty made a motion to nominate the same slate of officers for the coming year; adding they were doing a great job! Caroline Fortin seconded the motion and motion passed unanimously. The officers for the coming year will be: Elizabeth Murphy, Chair; Deborah Christen, Vice-Chair; Amaryllis Leet, Member; Caroline Fortin, Member and Paul Doherty, Member.

2. The minutes of the March 26, 2015 meeting were presented; Caroline Fortin noted that she was absent at the last meeting (minutes reflected her being present). Elizabeth Murphy made a motion to accept the minutes with that change; Paul Doherty seconded. All were in favor, the motion passed unanimously.

3. The Executive Director Report:

A. We needed a new name for our website; North Central Mass Housing.com.

The website will have information on the wait lists and applications.

B. Conflict of Interest Training – All board members, as well as employees, Must complete every two years.

C. Peter will be out next Wednesday, Thursday and Friday for oral surgery.

4. Financial Report:

A. We are incredible good shape. Reserves are at 66.35%, highest of the four

B. Page F3 – spending. We are doing a great job. We received some snow removal money from DHCD, \$1,890; we have only spent \$400.

Paul Doherty made a motion to accept the financials. Caroline Fortin seconded; all were in favor.

5. Facilities Report:

We have two vacancies at this time.

Elizabeth Murphy made a motion to adjourn the meeting at 6:50 p.m. Caroline Fortin seconded, all were in favor, and the meeting was adjourned.

